P-07-0001
Liberty View
Villas Prelim.
Plat

The City of Liberty Lake

SEPA CHECKLIST

Liberty Lake Planning & Community Development
22710 E. Country Vista Blvd., Liberty Lake WA 99019
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City Development Code Article 10-6A, Environmental Ordinance

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impact from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NON-PROJECT PROPOSALS

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1.	Name of proposed project, if applicable:	Liberty View Villas Preliminary Plat
2.	Name of applicant:	Dave Largent, Ted Miller, Brian Main
3.	Address and phone number of applicant:	802 N. Washington Street, Suite 100, Spokane, WA 99201. Telephone: (509) 599-4455.
4.	Name of contact person:	John Konen, Storhaug Engineering
5.	Address and phone number of contact person:	510 East Third Avenue, Spokane, WA 99202. Telephone: (509) 242-1000.0
6.	Date checklist prepared:	4/27.07
7.	Agency requesting checklist:	City of Liberty Lake, Washington.
8.	Proposed timing or schedule (including phasing, if applicable):	2008
9.	a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes. The 12.81 acres zoned for open space may have future recreation activities per provisions of open space zone category. No specific plans or uses have been determined at this time.	
	b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. No.	
10.	List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Critical Areas Issues in letter dated June 12, 2006, Biology Soil & Water, Inc.; Geotechnical Report dated March 10, 2006, Budinger & Associates. Follow-up letters dated 10/02/06 & 10/03/06, Biology Soil and Water, Inc. Preliminary drainage study, Storhaug Engineering. A geohazard evaluation is being prepared by Budinger & Associates.	
11.	Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None are known.	
12.	List any government approvals or permits that will be needed for your proposal, if known. Preliminary plat, street and road plans including stormwater facilities, final drainage plans/study, grading and erosion control plans, access permits to Liberty Lake Drive, final plat, building permits for homes from City of Liberty Lake. Logging and tree removal, Department of Natural Resources and/or City of Liberty Lake.	

13. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The request for preliminary plat approval provides for 49 single-family residential lots to be developed in two phases on 10.29 acres of property zoned R-1. These lots range in size from approximately 6,000 sq. ft. (50' x 120') to approximately 19,500 sq. ft. in area. The typical residential lot is approximately 6,500 sq. ft in area (50' x 130'). An Open Space/Recreation zoning designation applies to 12.81 acres of the property between the single-family development area and Liberty Lake Drive. As part of the plat submittal, a private road system meeting public road requirements has been extended through this open space area to serve the developable portion of the site that is zoned R-1. This road system is approximately 1,600 feet in length with a designated private road tract that utilizes approximately 1.7 acres of the designated open space area. An approximate 500 ft. long utility/access easement is proposed to extend south through this open space area to replace an existing easement used by Liberty Lake Sewer and Water District to serve an existing water tank south of the ownership. The private road system extends into the R-1 zoned area for an additional 1,800 feet in length utilizing approximately 1.6 acres of the R-1 designated area. The ownership consists of an irregular shaped parcel of 23.10 acres requiring 3.31 acres (or 14.3% of the total) for private roads to serve the developable area. To partially reduce the impacts of the private road system, 6 lots are primarily served by private driveways extending from the private road system.

14. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

The proposal is located on a portion of the S1/2 of Section 15, and a portion of the N1/2 of Section 22, Township 25 N., Range 45, E.,WM, City of Liberty Lake, Spokane County, Washington. The project is situated along the hillside west of Liberty Lake Drive within the city limits of Liberty Lake, Washington. A complete legal description with maps and the preliminary plat exhibit accompanies this application.

15. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? (See: Spokane County's ASA Overlay zone Atlas for boundaries).

The project is located within the Aquifer Sensitive Area (ASA) and within the service area boundaries of Liberty Lake Sewer and Water District. The GSSA and the PSSA are not applicable to the project.

B. ENVIRONMENTAL ELEMENTS:

1. EARTH

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other:

The site has steep slopes. The submitted plat exhibit has been prepared on a topographic base with 5 ft.

contour intervals.

b. What is the steepest slope on the site (approximate percent slope)? Steeper slopes range from 15 to 50% per Budinger report.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?

If you know the classification of agricultural soils, specify them and note any prime farmland.

Soil Conservation Service soil categories mapped on the site include Spokane very rocky complex (StC) and (StE) and Spokane extremely rocky complex (SuE), These are shallow silt loam soils over granite rock and granite rock outcrops. Budinger & Associates provided a "Geotechnical Report" for the project area dated March 10, 2006, as part of field exploration and test holes to evaluate drainage and road cut options. A copy of this report is included in the submittal

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no surface indications or history of unstable soils in the immediate vicinity. A geotechnical report prepared by Budinger and Associates accompanies the application. A specific geohazard report for the envisioned project is being prepared by Budinger and Associates. Received 5/23/07 MW

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

Grading and filling will be utilized for road construction, utility installations, drainage facilities, access driveways, and building pads. The amount of cut and fill required to accomplish the completed project including home sites is estimated by Storhaug Engineering at 150,000 cubic yards. Somewhat less cut and fill will be required if retaining walls are used in select areas. Final engineering design of the proposal will seek to balance cut and fill on the site to reduce the amount of material required to be imported or exported from the site. Imported material will include gravel for bedding roads, utilities and other construction, concrete for installation of curbs, sidewalks, foundations, and driveways, and asphalt required to surface roads to public road standards. The import of construction materials is unavoidable.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Clearing, grading and construction on the site will create the potential for erosion. An erosion control plan will be designed, engineered and approved for the project prior to commencement of construction activities. The erosion control plan and construction techniques will comply with City of Liberty Lake standards.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 25 to 30% (6.7 acres) of the ownership will be covered with impervious surface areas including paved roads, driveways, walkways and roof areas of structures.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

An erosion control plan complying with City of Liberty Lake standards will be submitted, reviewed and approved prior to construction activities on the site. All cut and fill areas will be stabilized per recommendations of a geotechnical engineer for the project area. Design features may include use of

engineered retaining walls at certain locations. A storm water drainage plan will be engineered, reviewed and approved to accommodate, treat and dispose of storm water runoff. Water will be applied to disturbed areas during construction to reduce dust emissions per Spokane County Air Pollution Control Authority requirements. Provisions will be made to reduce mud and dirt tracking of adjoining public roadways during the construction phases of the project. It is anticipated that the project will be implemented in phases to reduce the amount of area disturbed during any particular phase. Disturbed slope areas not occupied by buildings or formal landscaping will be re-seeded with appropriate vegetative cover that blends into the natural environment retained on site.

2. AIR

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

Some dust emissions will occur from logging and clearing activities, road, drainage and utility construction/installations, and operation of equipment on the site in conjunction with homebuilding activities. This is a single family residential project that is not expected to produce odors or industrial emissions. Space heating needs will be provided primarily by natural gas; usage of wood fireplaces, stoves and BBQ grilles will be confined to amenity enjoyment associated with completed housing units. Automobile trip generation is estimated at 490 AWT to serve 49 single family homes. It is anticipated that automobiles will comply with legislated emission standards.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None are known. The site is approximately 1 mile south of Interstate 90.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Project construction will comply with Spokane County Air Pollution Control Authority requirements together with submitted and approved erosion control plans. Zoning regulations and protective covenants will assure that the completed residential project will not allow activities that create a potential for non-residential emissions and odors.

3. WATER

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Although a D.N.R. stream is mapped on the site, an extensive investigation by Larry Dawes, Biology, Soil and Water Inc. concludes that there are "no jurisdictional wetlands or jurisdictional streams on the subject property." (October 2, 2006). The Hearing Examiner for Liberty Lake found that "the intermittent stream issue is not an issue and not an impairment to the development of the site" in his recommendation of October 18th, 2006 for the previous proposal of P-06-0001. Liberty Lake Road separates the property from a former canal and outlet to Liberty Lake on the east site of the road. The Liberty Lake water body is approximately ½ mile southeast of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The entry road to the project extends west and south from Liberty Lake Drive. The project will not require any work over, in or adjacent to the outlet canal for Liberty Lake because of the existing arterial road between the project and the canal. Portions of the canal may be within 200 feet of the property, but outside of the jurisdictional boundary.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None. Not applicable.

4) Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

No. There are no water bodies on the site. This is a residential project to be served by public water.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No direct discharge. This is a 49-unit single family residential project to be served by Liberty Lake Sewer and Water District. The sewer district collects, processes and discharges the treated wastewater into the Spokane River near Harvard Road. The completed project will contribute less than 20,000 gallons of sewage to the existing system on a daily basis.

b. Ground:

1) Will groundwater be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No. The 49 single family residential lots will be connected to a public water system, Liberty Lake Sewer and Water District, which serves the area. Depending on irrigation practices and seasonal use, the project will require between 20,000 and 60,000 gallons of domestic water delivered each day.

2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable), or the number of persons the system(s) are expected to serve.

All sanitary waste will be discharged into the available public sewer system, Liberty Lake Sewer and Water District. The sewer line extensions will ultimately serve 49 single family homes within the project.

3) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (including systems such as those for the disposal of storm water or drainage from floor drains). Describe the type of system, the amount of

material to be disposed of through the system and the types of materials likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of fire fighting activities).

Overflow storm water events will be collected in the private street system, channeled and piped to properly sized storm water detention areas for treatment in grassy swale areas, then overflowed into a system of drywells at the base of the hill in accordance with the conceptual storm water plan prepared by Storhaug Engineering. A geotechnical report by Budinger and Associates locates adequate gravel areas at the base of the hill that are suitable for discharge of storm water below the ground surface. A specific storm water design and plan will be designed and engineered for submittal to the City of Liberty Lake for approval as part of the numerous engineering submittals required prior to construction and final plat approval. Must comply with City Development Code Sec. 10-34 Stormwater Management (CMO)

4) Will any chemicals (especially organic solvents or petroleum fuels) be stored in above-ground or underground storage tanks? If so, what types and quantities of materials will be stored?

No. This is a single-family residential project.

5) What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater (this includes measures to keep chemicals out of disposal systems described in 3b(2) and 3b(3)?

None proposed. See above response.

c. Water Runoff (including storm water)

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The hillside allows natural storm water events from the site and the ownerships uphill and west of the site to infiltrate into the shallow soils or make its way downhill across the surface to the base of the hill where the deeper soils allow more infiltration. Development of the site will allow additional surface water runoff will come from paved roadway surfaces, roofs of new homes, and installed driveways/parking areas (impervious surface areas). Overflow storm water events will be collected in the private street system, channeled and piped to properly sized storm water detention areas for treatment in grassy swale areas, then overflowed into a system of drywells at the base of the hill in accordance with the conceptual storm water plan prepared by Storhaug Engineering. A geotechnical report by Budinger and Associates identifies and locates adequate gravel areas at the base of the hill that are suitable for discharge of storm water below the ground surface, usually in the form of drywells. A specific storm water design and plan will be designed and engineered for submittal to the City of Liberty Lake for approval as part of the numerous engineering submittals required prior to construction and final plat approval.

2) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a storm water disposal system discharging to surface or groundwater?

No. This is a single-family residential project of 49 homes. It is not anticipated that chemicals will be stored, handled or used in conjunction with single-family home activities.

3) Could waste materials enter ground or surface waters? If so, generally describe.

No. See above response.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any (if the proposed action lies within the Aquifer Sensitive Area be especially clear on explanations relating to facilities concerning Sections 3b(4), 3b(5), and 3c(2) of this checklist).

The storm water collection, treatment and disposal system that will be designed to comply with City of Liberty Lake storm water standards is intended to reduce and control runoff water impacts. The project will be served by the public sewer and water that serves other homes and activities in the area.

4. PLANTS

a. Check types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation:

b. What kind and amount of vegetation will be removed or altered? Must comply with City Development Code Sec. 10-3C-2,

Vegetation will be removed from approximately 14-acres (61%) of the ownership to accommodate the road and utility infrastructure together with future building pads required to serve the 49-lot single family project. The established hillside vegetation consists of Ponderosa pines and other evergreens, deciduous trees, shrubs and grasses. Approximately 35% of the vegetative cover within the designated open space area will remain undisturbed by construction activities. Approximately 5 acres or 40% of the open space site will be re-vegetated upon completion of construction.

c. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Although some tree cover may be retained within platted single-family lots, it is anticipated that most homesites will be planted with lawn and ornamental plant materials. Approximately 5 acres or 40% of the open space site will be re-vegetated upon completion of construction. Efforts will be made to utilize

Landscape Conservation

native plants and materials to enhance and complement the existing natural cover. A 7 ft. wide formal landscape strip is required on each side of the private road system extending through the open space designated area to provide access to the single-family residential area. This strip comprising about 1/3rd. acre of the open space portion of the site normally requires formal landscape treatment with installed sprinkler system.

5. ANIMALS

a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: ☒ hawk ☐ heron ☐ eagle ☒ songbirds ☐ other:

mammals: ☒ deer ☐ bear ☐ elk ☐ beaver ☐ other:

fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish ☐ other:

b. List any threatened or endangered species known to be on or near the site.

None are known.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

Approximately 11 acres or 47% of the ownership will be retained as designated open space after completion of construction activities and formal platting of the property. Most of this area situated in the "Open Space" zone category will be retained in natural cover affording an inventory of wildlife habitat. The "Open Space" zone category also allows a limited number of recreational activities and future utilization of this area for such activities. These open space tracts designated on the final plat will be retained in private ownership to provide for future recreational development options.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas will be used for lighting and heating purposes for the single-family homes. It is not anticipated that wood stoves or solar energy will be used to provide a share of the project's energy needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. The single-family residential portion of the project is well removed from other residential developments with open space to the east and open space to the west.,

c. What kinds of energy conservation features are included in the plans of this proposal? List other

proposed measures to reduce or control energy impacts, if any:

The building construction phase of the project will comply with applicable energy codes and building requirements.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No. This is a single-family residential project. During the construction phase of the project, explosives may be used to facilitate excavation of rock.

1) Describe special emergency services that might be required.

No special emergency services are anticipated. This is a single-family residential project.

2) Proposed measures to reduce or control environmental health hazards, if any:

The project will comply with applicable safety standards during construction. Residential construction will comply with building and fire codes. Utility installations will include fire hydrants and availability of water for fire protection.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The site is partially impacted by traffic noise from Liberty Lake Road and human activities in residential areas to the east of the property.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term noise will occur during project construction from construction vehicles and other construction activities. Long term noise will consist of minor residential traffic noise from local streets and human activities associated with households.

3) Proposed measure to reduce or control noise impacts, if any:

Construction activities will be limited to daytime shifts. Residential housing has quality insulation that not only improves energy efficiency but also dampens outside noise.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

The site is currently a vacant hillside with natural vegetation. Surrounding uses include condominium apartments, single family homes, and a golf course to the north, a quality residential development and

open space area to the north and west, and a water tank storage structure and open areas to the south.
b. Has the site been used for agriculture? If so, describe. No. The site has not been cultivated, but may have been used for timber production and pasture.
c. Describe any structures on the site. There are no existing structures on the site.
d. Will any structures be demolished? If so, which? No. There are no existing structures on the site.
e. What is the current zoning classification of the site? "R-1" Single Family and "O" Open Space/Recreaton.
f. What is the current Comprehensive Plan land use designation of the site? Single Family and Open Space/Recreation
g. If applicable, what is the current shoreline master program designation of the site? No applicable.
h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. Soils for most of the site have been listed by Liberty Lake as being highly erodible. The presence of other critical areas has been addressed in reports by Biology, Soil and Water, Inc. (previously referenced) and in the Geotechnical Report of Budinger & Associates (previously referenced).
i. Approximately how many people would reside or work in the completed project? The completed project of 49 single-family homes would allow 90 to 120 people to reside within the new housing area.
j. Approximately how many people would the completed project displace? None.
k. Proposed measures to avoid or reduce displacement impacts, if any: None proposed. The project will be built as housing market demands dictate.
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The project will be designed and constructed in accordance with applicable zoning, building, and development codes and maps adopted by the City of Liberty Lake. The Hearing Examiner decision of April 18th, 2006 in response to an earlier submittal found that single-family homes and their respective lots should be confined to that portion of the site designated Single-Family and no homes or lots should

be placed within the area designated Open Space/Recreation. The current submittal delineates the zoning boundary from available mapping information and development is allocated accordingly. The R-1 zone "dictates a density of at least 4 units per acre". The submittal provides for a net density of 5.64 dwelling units per acre and a gross density of 4.76 units per acre within the R-1 designated zone. Furthermore, the private street system meeting public street standards has been designed to meet City of Liberty Lake requirements. The project is phased to conform to a fire department requirement that confines development to 29 lots without benefit of a second access. When a second access is available, 20 additional lots will be added to the inventory for Phase 2.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The completed project will provide 49 upper middle income units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

The project will be constructed as market demand dictates. The proposal will offer an inventory of 49 additional single family home units to the City of Liberty Lake. These units will provide amenities and housing values that characterize other housing options in the Liberty Lake area.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Houses will be constructed 2 to 3 stories in height not exceeding 35 ft.

b. What views in the immediate vicinity would be altered or obstructed?

The hillside project is somewhat isolated by open space and no views in the immediate vicinity will be altered or obstructed. The existing residences to the west will have a clear view over the rooftops of the new homes. The existing residences and condominiums to the east will look uphill across an approximate 300 ft. wide open space buffer that helps shelter the new homes.

c. Proposed measures to reduce or control aesthetic impacts, if any:

An approximate 300 ft. wide open space buffer will separate the existing single family homes and condominium apartments from the new housing units. These new homes will be landscaped with lawns and ornamental plants. The streetscape leading up to the new housing area will feature landscape treatments between the curb and the sidewalk.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lighting will be produced by window areas of single-family homes and security lighting of exteriors. The private street system leading from Liberty Lake Drive up the hill to the housing area, including the street system serving the new lots will have a street lighting system installed to provide additional safety at night for cars and for pedestrians on the sidewalk system.

b.Could light or glare from the finished project be a safety hazard or interfere with views?

No. None is anticipated.

c. What existing off-site sources of light or glare may affect your proposal?

No off-site lighting or glare is anticipated that would affect this project.

d.Proposed measures to reduce or control light and glare impacts, if any:

Lighting standards will employ the use of down-lighting and fixtures will comply with City of Liberty Lake standards.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

The project is near an existing pathway/trail system, open space areas, golf courses, and water bodies that can provide both formal and informal recreation opportunities. The City of Liberty Lake operates a major urban park approximately ½ mile northeast of the project.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No formal recreation uses will be displaced. The undeveloped 23.10 acre parcel has provided an inventory of open space for the pleasure of adjacent neighbors.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Approximately 12.8 acres of the site will remain in the Open Space/Recreation category as an inventory of open space for the visual pleasure, but not necessarily the use, of adjacent neighbors. The remaining parcel of 10.29 acres (Approximately 45% of the ownership) will be developed for single-family homes. The Open Space/Recreation site will be divided into 2 future ownership tracts to allow for the potential application of Open Space/Recreational uses at a later time.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers, known to be on or next to the site? If so, generally describe.

None are known.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural

	importance known to be on or next to the site. None are known to exist at this location.
	c. Proposed measures to reduce or control impacts, if any: If artifacts are discovered during excavation, the City of Liberty Lake will be notified.
14.	TRANSPORTATION
	a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any. The site will be served by Liberty Lake Drive, a collector-arterial serving the Liberty Lake community. A private street system will connect to Liberty Lake Drive at the northwest corner of the ownership. Provisions are made in the design to allow private street, utility or fire lane connections to other properties to the south and west.
	b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? No. The nearest public transportation is about ¾ miles north on Liberty Lake Drive. c. How many parking spaces would the completed project have? How many would the project eliminate? The development code requires at least 2 off-street parking spaces per single-family residence. The project will provide at least 98 off-street parking spaces. The use of garages with residences will probably add an additional 50 to 100 off-street parking spaces to the project area.
	d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). The proposal will provide for a new private street system designed and constructed to public road standards together with private driveways that will serve 6 residential lots.
	e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.
	f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. Approximately 490 new vehicular trips will be added to the Average Weekday Traffic (AWT) each day. The A.M. peak hour trips will be approximately 40 new trips and the P.M. peak hour trips will be approximately 50 trips. (Based on ITE Trip Generation, Land Use Category 210.) It is anticipated that 90% of these trips will use Liberty Lake Drive north of the project entrance and 10% of these trips will use Liberty Lake Drive south of the project entrance.

g. Proposed measures to reduce or control transportation impacts, if any: Participation in Harvard Rd. mitigation plan

The design and construction of the project will comply with City of Liberty Lake construction standards, including the private road system designed to public road standards with adequate cul-de-sacs for fire and emergency vehicles. Provisions are made in the design for second road and utility access points to properties to the west and to the south of the project. The project will be limited to 29 residences until the second access system is put in place. The project will contribute to traffic mitigation fees to improve the arterial road system and Interstate 90 interchange for the Liberty Lake area.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The project will result in incremental demands for public services, such a fire protection, police protection, and schools.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The new residences will be assessed to pay property taxes to the numbers governmental districts serving the area, including the City of Liberty Lake, Central Valley School District, and Fire District #1. In addition, the construction activities generate review and permit fees, sales taxes and assigned mitigation fees. Additional revenues are collected from utility and use taxes/fees fees, including allocations from the State of Washington. The homeowner's within the project will pay for the upkeep and maintenance of the private street system serving their homes, eliminating this cost to the City for maintenance and upkeep. Generally, new tax revenues will offset incremental demand for public services.

16. UTILITIES

a. Check utilities currently available at the site:

☒ electricity ☒ natural gas ☒ water ☒ refuse service ☒ telephone ☒ sanitary sewer

☐ septic system ☐ other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity and natural gas will be provided to the site by Avista Utilities. Water and sanitary sewer will be provided by Liberty Lake Sewer and Water District. Telephone, internet, cable service will be provided by Quest and/or other communication providers. Refuse service is franchised by the City of Liberty Lake. These utilities will be extended to the site from immediate supply points and installed with road and various utility installations.

C. SIGNATURE

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any determination of non-significance that it might issue in reliance upon this checklist.

Proponent:	**Dave Largent, Ted Miller and Brian Main**		
	PRINT NAME	SIGNATURE	
Proponent Address:	**802 N. Washington Street, Suite 100, Spokane, Washington 99201**		
	STREET ADDRESS	CITY	STATE ZIP
Proponent Phone:	**509-599-4455**	**Proponent Fax:**	**509-561-0819**
Person completing the form:	**John Konen/Storhaug Engineering, Inc.**		
Phone:	**509-242-1000; fax: 509-242-1001**	**Date:**	**4/27/06**

FOR PLANNING & COMMUNITY DEVELOPMENT USE ONLY

Staff Member(s) Reviewing Checklist: Mary Wren-Wilson

Date Checklist Reviewed 5-29-07

Based on this staff review of the environmental checklist and other pertinent information, the staff:

A. Concludes that there are no probable significant adverse impacts and recommends a determination of nonsignificance (DNS).

(B.) Concludes that probable significant adverse environmental impacts do exist for the current proposal and recommends a mitigated determination of nonsignificance with conditions (MDNS).

C. Concludes that there are probable significant adverse environmental impacts and recommends a determination of significance (DS).

REFER TO FEE SCHEDULE FOR FILING FEE

NON-PROJECT ACTIONS MUST ALSO COMPLETE THE SUPPLEMENTAL SHEET - PART D